

ROW761A

101427/201000
Y. Charles Richardson
Janice J. Richardson

10/25/2007

027-1-00-T

5/22/08 1:58:26
BK 565 PG 258
DEOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Do not record above this line.

TEMPORARY EASEMENT

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of ~~three thousand nine hundred~~ /100 Dollars

(\$ 3,900) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned hereby grant, sell, convey and warrant unto the Mississippi Transportation Commission for public improvements, grading, sodding, and other construction purposes on Federal Aid Project No. STP-0031-02(001), a temporary easement through, over, on and across the following described land:

INDEXING INSTRUCTIONS: SW 1/4 of the NW 1/4 *Olive Branch In* being all of the north part of Lot 13 of of Section 34 Township 1 Block 14 as shown on the St. George South, Range 6 West, Richardson Survey Town of Olive Branch, MS, Desoto County, Mississippi. October, 1937.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93), grid values, using a scale factor of 0.99996213 and a delta-alpha angle of positive (+) 00 degrees 17 minutes 17.68 seconds as determined specifically for Mississippi State Highway No. 305 project, more specifically identified as Mississippi Department of Transportation Project Number FAP NO. STP-0031-02(001) (101427/201000). It is the intent of this description to describe that portion of the Grantor's property to be used as a Temporary Easement as defined by said Mississippi Department of Transportation Project

Commencing at a PK Nail found marking the Southwest corner of Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, thence run North 00 degrees 43 minutes 29 seconds East for 3,038.97 feet to the Southwest corner of the Grantor's property said point being on the East right-of-way line of Mississippi State Highway No. 305, said point also being 34.64 feet right of and perpendicular to Highway Station 734+76.43 of said project;
-thence run North 89 degrees 41 minutes 28 seconds East along the Grantor's South property line for 51.57 feet to a point on the East proposed right-of-way line of said project;

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-thence run North 00 degrees 13 minutes 52 seconds West along the East proposed right-of-way line of said project for 163.42 feet to the Point of Beginning of the easement herein being described;

From said point of beginning:

-thence continue North 00 degrees 13 minutes 52 seconds West along the East proposed right-of-way line of said project for 49.17 feet to a point on the Grantor's North property line;
-thence run North 89 degrees 17 minutes 30 seconds East along Grantor's North property line for 28.26 feet;
-thence run South 69 degrees 41 minutes 31 seconds East for 12.53 feet to a point;
-thence run South 00 degrees 14 minutes 22 seconds East parallel with the East proposed right-of-way line of said project for 30.00 feet;
-thence run South 69 degrees 12 minute 46 seconds West for 42.72 feet to the point of beginning.

The above described property contains 1647 square feet, more or less parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi.

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above described land only so long as is necessary to complete the construction of said Project No. STP-0031-02(001), in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change by the Federal Highway Administration. Upon the completion of the said work of construction the said temporary easement shall terminate and all right, title and interest in and to the above described land shall revert to the grantors herein, their heirs, assigns, legal representatives or grantees.

The grantor herein further warrants that the above described property is ~~not~~ part of his/or her homestead.

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It is further understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signature s the 30th day of, April A.D., 2008

Janice J. Richardson
Y. Charles Richardson

Grantee, Prepared by and return to: Rampells
Miss. Department of Transportation 84-01
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone: 601-359-7512
Account No. STP-0031-02(001)

Grantor Address:

Janice J. Richardson
6606 Cockrum Road
Olive Branch, Mississippi 38654

Phone: 662-895-2223

Business No.

Janice J. Richardson
P.O. Box 61
Olive Branch MS 38654
662-895-2223

Y. Charles Richardson
P.O. Box 111071
Memphis TN 38111
901-452-4254

*yes
 cc
 jr*

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In the case of natural persons acting in their own right:

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 30th day of April, 2008, within my jurisdiction, the within named
Janice J. Richardson

_____, who
acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Sheila A Leah (NOTARY PUBLIC)

My commission expires:



In the case of natural persons acting in their own right:

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 30th day of April, 2008, within my jurisdiction, the within named
V. Charles Richardson

_____, who
acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Sheila A Seal (NOTARY PUBLIC)

My commission expires:

